

TESTIMONY OF KATHERINE CAMPO  
BEFORE THE ZONING COMMISSION  
of the DISTRICT OF COLUMBIA

FOFS MEMBER

CASE NO. 21-18 (DANCE LOFT VENTURES, LLC)  
Application for a Consolidated PUD and Related Map Amendment  
@ Square 2704, Lots 64, 815, 819, 821, 823, 828, and 830-833

THURSDAY, MAY 5, 2022

Chairperson Hood and members of the Zoning Commission,

Thank you for considering my written testimony regarding the application put forward by Dance Loft Ventures. My family and I live at 1420 Crittenden Street, where we have resided for the past four years. We live within 200 feet of the proposed building and have serious concerns about the size and density of the structure Dance Loft Ventures seeks to build. Our two-story rowhome abuts Square 2704. Dance Loft's proposed structure, as it stands in its current design, would tower over our home, blocking natural light and diminishing our privacy.

Ever since my husband and I moved into our home in 2018, we have cherished being able to spend time outdoors in our backyard. Now that we have a young daughter and a second child on the way, we especially enjoy the privacy and quiet of our backyard. If Dance Loft's proposal is approved as is, we would play with our children just 10 to 15 feet from a massive, 65-foot building looming over us. In addition, we would lose the existing sense of privacy we have in the rear rooms of our home, including our child's bedroom. We understand there are plenty of places in Washington, D.C. where two-story rowhomes stand next to taller apartment buildings; however, the sheer height of Dance Loft's proposed structure and its extremely close proximity to the existing rowhomes mean this apartment building will dwarf our homes.

We welcome the addition of more affordable housing to our neighborhood, and we are excited at the prospect of sharing this wonderful area with new neighbors. That said, we would like to see the Dance Loft developers design a building that can provide affordable housing while also reflecting the needs of existing residents.

For over a year, we, the Friends of Fourteenth Street (FOFS), have attempted to engage with the developer and raise our concerns. During virtual meetings, many of us have inquired multiple times about the prospect of the developer scaling up the volume of the building only along the 14th Street corridor, thus being able to downsize the back of the building abutting the rowhomes on Buchanan, Crittenden, and 15<sup>th</sup> Streets. Our questions were summarily dismissed. The developers indicated they would not consider any options like this out of concern for their own profitability. Time and time again, requests and questions from concerned residents have fallen on deaf ears. The developer has refused to concede on any of

our concerns about the size and density of this building. The developer's complete intransigence and refusal to consider alternative options has left many of us feeling powerless. Our efforts to have real engagement with Dance Loft Ventures, and find some common ground or compromise, have been futile.

I must adamantly say that my family and I are not opposed to Dance Loft Ventures building a structure in Square 2704. What we are asking for is a more reasonable proposal that significantly reduces the scale and density of this building, particularly in the rear of the proposed structure, where the apartment building will abut two-story rowhomes. There are multiple reasonable proposals they could put forward that would assuage our concerns about size and maintain everybody's commitment to affordable housing. Such a proposal would be a welcome compromise and would garner support from FOFS.

Given the reasons outlined herein, I urge the Zoning Commission to vote against the Dance Loft Ventures PUD application and related Map Amendment.